

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

WEDNESDAY, JANUARY 12, 2011

6:00 P.M. WORKSESSION

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Kevin Ruedisueli, Chairman, At Large; Cliff Keirce, Vice Chairman, Dulles District; Erin Austin, Catoctin District; Robert Klancher, Broad Run District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District; Helena Syska, Sterling District.

Commissioners Absent: Glen Bayless, Sugarland Run District; Peggy Maio, Blue Ridge District.

Staff Present: Ron Brown, Assistant County Attorney; John Merrithew, Assistant Director of Planning; Van Armstrong, Program Manager, Land Use Review; Planners: Judi Birkitt, Sophia Fisher, Stephen Gardner, Joe Gorney, Evan Harlow, Kate McConnell, Ginny Rowen, Heidi Siebentritt; Michelle Lohr, Marilee Seigfried, Building and Development; Lou Mosurak, Office of Transportation Services; Nancy Bryan, Recording Secretary.

A. DISCLOSURES

1. Mr. Keirce attended a community meeting in Arcola adjacent to the Arcola Center – The Shops at Arcola Center application site.
2. Ms. Syska received a phone call from Mark Tate on 1/10/11 regarding the Fox Gate application.

B. ACTION SUMMARY REVIEW

1. The Action Summary of December 1, 2010 was approved (6-0-2-1, Bayless, Maio absent; Syska abstained).
2. The Action Summary of December 7, 2010 was approved (6-0-2-1, Bayless, Maio absent; Austin abstained).
3. The Action Summary of December 8, 2010 was approved (7-0-2, Bayless, Maio absent).
4. The Action Summary of December 15, 2010 was approved (7-0-2, Bayless, Maio absent).

C. BRIEFING OF THE JANUARY 26, 2011 PUBLIC HEARING ITEMS

1. ZOAM 2010-0004, Large Retail Establishments

Items for further discussion include the main purpose for the ordinance amendment; list of uses; and parking.

2. ZOAM 2010-0003, Proposed Zoning Ordinance Amendment to Adopt Rural Historic District Guidelines as an Addendum to the Existing Waterford Historic District Guidelines

Items for further discussion include adding a provision that addresses excessive grading.

3. SPEX 2010-0009, Total Cleaners

Items for further discussion include adding a provision that, in the event of a leak, or the introduction of a new product, the applicant would cease operations immediately until the situation is remedied.

4. SPEX 2010-0026, Winnie-The-Pooh Preschool

Items for further discussion include the site entrance.

5. SPEX 2009-0026, CMPT 2009-0005, Steptoe Hill Tree Monopole

Items for further discussion include better photographs; notification of neighbors.

6. ZRTD 2010-0002, SPEX 2010-0022, CIT Guilford Drive

Items for further discussion include a more current photograph of the property.

7. SPEX 2010-0017, Loudoun County Transit

Items for further discussion include information regarding a fountain being a deterrent to water fowl; possibility of opening the road to the public when Crosstrail is connected to Sycolin; clean-out of the existing pond; ERT concerns stated in the 12/3/10 memo regarding building a new pond and whether a wetlands permit must be obtained, and whether the minimum standards are being exceeded for outfall and flood; site placement with regard to the Juvenile Detention site.

D. WORKSESSION ITEMS

1. ZMAP 2008-0001, SPEX 2008-0001, Schmitz Industrial Park

The Planning Commission forwarded ZMAP 2008-0001, SPEX 2008-0001, Schmitz Industrial Park to a subsequent Planning Commission worksession for further discussion. (7-0-2, Bayless, Maio absent).

Items for further discussion include how the one-time contribution for open space purchases in the Sterling Planning Subarea was derived; when a community meeting will be held.

2. ZMAP 2007-0001, ZCPA 2007-0001, SPEX 2008-0047, SPEX 2008-0048, Dulles Town Center; and ZMAP 2002-0017, SPEX 2008-0027, Parc Dulles II

Items for further discussion include proffers; B&D issues; TC-3 Residential against Route 7; civic uses; vertical integration; stormwater.